

Housing Task Force - Phase III Assignment #2

Common Themes and Key Factors Summary Tool

January 26, 2024

Common Themes	Regulations (local-state-fed)	Planning (local-state-fed)	Construction (local-state-fed)	Financial (local-state-fed)
Key Factors	Lot size restrictions	Subdivision review	Supply chain	Available lenders
	Code compliance	Architecture review	Labor shortages	Building lot costs
	Zoning / easements	Landscaping review	Labor quarantines	Infrastructure costs
	Setback requirements	Floodplain review	Delivery timelines	Building permit fees
	Parking requirements	Stormwater review	Product quality	Impact fees
	Utilities	Soils / geotech surveys	Out-of-state investors	Inflation
	Infrastructure requirements	Covenants	Material costs	Mortgage insurance
	Lawsuits	NIMBY concerns	Building lot availability	Homeowner's insurance
	Non-conforming lots	Land entitlement	Skilled labor training	Market pricing
	State Trust land eligibility	Rezoning process		Interest rates
	Fire / EMS response	Gov. employee shortages		Access to capital
		Local growth policies / plans		
	others?	others?	others?	others?
Instructions	<p>For Assignment #2, review and discuss the project-level examples from Assignment #1. Next, determine the applicable Common Themes and corresponding Key Factors from those listed in the Summary Tool. You may use/add additional Key Factors as appropriate. Bullet-list your responses in the <u>GREEN</u> columns on the right-side of the Example Table. Note: Assignment #3 will use this information to determine Root Causes and Potential Solutions and later for Assignment #4 final recommendations.</p>			